

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
May 24, 2017

1) OPENING: Pledge of Allegiance Led By: Mr. Grzymiski

2) ROLL CALL: Members: Mr. Helms, Mr. Mileusnich, Mr. Martini, Mr. Grzymiski and Mrs. Murovic

3) MINUTES: Are there any deletions, corrections or additions to the minutes of April 26, 2017? If none, they will stand approved as posted.

4) ANNOUNCEMENTS: The date of the next meeting of the Board of Zoning Appeals to be June 28, 2017 at 6:30 pm.

5) COMMUNICATION: None

6) Old Business: Approval of Findings of Fact for Jacqueline & Cosme Herrera, 8112 Wicker Park Dr., requesting a variance to exceed accessory structure allowance and location of shed on side yard property line. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) Approval of Findings of Fact for F&G Investments, L.P., 2635 169th St., Hammond, IN, represented by Glenn Patterson, 300 E. 90th Dr., Merrillville, IN requesting a Use Variance for a cemetery at the address of 8939 Kleinman Rd. {HMC.18.35.040} The following listed uses and no others are permitted uses in a B-1 district: Permitted uses do not include a cemetery.

8) Approval of Findings of Fact for Stephen Adams, 9149 Woodward Ave. Highland, IN requesting a variance to move fence beyond build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

9) Continued Public Hearing for Vyto's Pharmacy, 8845 Kennedy Ave., represented by Nathan Damasius, 6949 Kennedy Ave., Hammond, IN requesting a variance to exceed sign allowance {HMC 18.85.080 (G)(2)(a) Each occupancy shall be permitted a maximum of one sign.

10) Preliminary Hearing for Brian Revere, 8937 Grace St., requesting a variance to exceed accessory structure allowance to build an additional 588 sq. ft. garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

11) Preliminary Hearing for Jim Rauer, 9160 Kleinman Rd., Highland, IN requesting to build a garage which would exceed accessory structure allowance. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

12) Preliminary Hearing for View Outdoor Advertising, represented by Matt Felder, LLC 1000 E 80th Pl., 700N, Merrillville, IN 46319 and Attorney Jim Wieser, 429 W. Lincoln Highway, Schererville, IN 46375 requesting a Use Variance at the location of 8200 Indianapolis Blvd. to construct an 10' x 36' – 360 sq. ft. (2) two sided LED Outdoor Advertising Structure. {HMC 18.85.020 (E) Signs, advertising/billboard, or any signs advertising a business, product, service or event not available on the premises where the sign is located.

13) Preliminary Hearing for Ken Hay, 9337 Farmer Dr. request a variance for minimum lot size requirements for width and side yard setback from 7.5' to 5' for potential residential property to be built on vacant lot for the location of 9337Farmer Dr. {HMC18.15.060(C)(1)(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC18.15.060(H)(1) } For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ Second: _____ Time: _____